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AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, September 5, 2006, 7:45 p.m.
or upon completion of Inland Wetland Agency Meeting
Council Chambers, Audrey P. Beck Municipal Building

Minutes: 8/7/06, 8/23/06 Field Trip

Scheduled Business

7:50 p.m. Zoning Agent's Report

- A. Monthly Activity
- B. Enforcement Update
- C. Update on Hall site restoration, trailer removal activities
- D. Other

Public Hearings:

- A. **8:00 p.m. Proposed tree removal at 21 Summit Road, a Town designated Scenic Road; File #1010-2**
 - Reports from Director of Planning and Director of Public Works
- B. **8:15 p.m. Resubdivision Application, Gifford Estates, to create 2 new lots on Maple and Spring Hill Roads, Spring Valley LLC, applicant, File #1250**
 - Reports from Zoning Agent, Assistant Town Engineer, Assistant Fire Marshal
- C. **8:30 p.m. Special Permit application of the Town of Mansfield for proposed River Park improvements, Plains Road, File #1249**
- D. **8:45 p.m. Special Permit Application, Proposed Efficiency Unit at 238 Maple Road, P. Peters, File #1248**
 - Report from Director of Planning

Other Old Business

- 1. **Consideration of Action on Public Hearing Items listed above**
- 2. **Bonding/Subdivision Issues:**
 - Reports from Director of Planning and Assistant Town Engineer
 - A. Mulwood East, File #1225
 - B. Maintenance Bond, Maplewoods, Section 2, Max Felix Drive, File #974-3
 - C. Fencing/Landscaping Bone Mill Subdivision, File #1219
 - D. Thompson Gravel Permit bond File #912
 - E. Aurora Estates, File #1231

- F. Fellows Estates, File #1230
- G. Baxter Road Estates, File #1229
- H. Wild Rose Estates, File #1113-2 and #1113-3
- I. Beacon Hill Estates, File #1214-2
- J. Pine Grove Estates, File #1187-2
- K. Windswept Manor, File #1198
- L. McFarland Acres, File #877-3
- M. Other
- 3. **Special Permit Application, Proposed E.O. Smith High School classrooms at 85 Depot Road, Regional School District #19 applicant, File #1251**
(Public Hearing Scheduled for 9/18/06)
- 4. **Presentation by the Green Valley Institute on Open Space Subdivisions**
(Tentatively scheduled for 11/6/06)
- 5. **Potential Revisions to PZC/IWA Fee schedule**
(Awaiting staff report)
- 6. **Other**

New Business

- 1. **Proposed Referendum Resolution**
 - Report from Director of Planning
- 2. **UConn Water System issues**
 - Report from Director of Planning
- 3. **8-24 referral, potential open space acquisition of Puddin Lane**
 - Report from Director of Planning
- 4. **P.A. 06-80 Notice Requirements/Registry**
 - Report from Director of Planning
- 5. **Other**

Reports from Officers and Committees

- 1. Chairman's Report
- 2. Regional Planning Commission
- 3. Regulatory Review Committee (next meeting scheduled for Wednesday, September 6, 2006 at 2:00 p.m.)
- 4. Other

Communications and Bills

- 1. 2005-2006 Annual Reports;
Planning and Zoning Commission/Inland Wetland Agency/Director of Planning/Zoning Agent
- 2. 8/4/06 WINCOG Directors Report
- 3. 8/14/06 Memo from Town Manager RE: Community/Campus Relations
- 4. 8/9/06 NY Times and 8/14/06 The Day Articles RE: Storrs Center Project

5. Notice 9/17/06 Festival on the Green
6. Notice of 8/23/06 ZBA actions
7. 8/28/06 Town Council approval of Landlord Registration Ordinance (attached)
8. Notice of 9/14/06 UConn Capitol Projects Planning Advisory Committee Meeting
9. Legal Notice of 9/13/06 ZBA Hearing (Region 19/Reynolds School)
10. Minutes of the 8-10-06 Traffic Authority Meeting
11. Other